

**HISTORIC LANDMARK COMMISSION  
APRIL 24, 2017  
DEMOLITION AND RELOCATION PERMITS  
HDP-2017-0122  
400 RIDGEWOOD ROAD**

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**PROPOSAL**

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Demolish a ca. 1965 house.

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**ARCHITECTURE**

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This house is a one-story, U-plan brick-veneered house with projecting front gables on either side of a recessed central entry framed with sidelights. There is a variety of window types on the house, including metal-framed casement windows in the projecting gabled bays, fixed-sash, and other. The rectangular windows in the projecting gabled bays have a segmental-arched opening.

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**RESEARCH**

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The house was apparently designed and built by A.D. Stenger, one of Austin's premier mid-century Modern designers and builders, but this house has either been severely modified from its original design, or does not reflect the mid-century Modern sensibilities so evident in Stenger's other works. The first owners and occupants were Marshall and Karen Kuykendall, who lived here from the time of the construction of the house in 1965 until around 1971. Marshall Kuykendall's family were ranchers in Hays County near Buda. Karen Kuykendall the daughter of Chester and Mary Faulk Koock, and was born at the family home, Green Pastures, in South Austin. She went on to become famous as an actress and entertainer beloved in the Austin community. The Kuykendalls sold the house around 1971, and divorced in 1974.

In the 1970s, the house was owned and occupied by Joe and Peggy Franell; Joe Fanell was the assistant business director at the University of Texas. Landrum Hickman, the director of the State College and University System, and his wife, Ada, owned and occupied the house in the 1980s and 1990s. Landrum Hickman was in the Campus Planning Office of the Texas Higher Education Coordinating Board.

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**STAFF COMMENTS**

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The house is beyond the bounds of any City survey to date.

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**STAFF RECOMMENDATION**

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Release the permit. This house appears to have been modified over the years, and does not appear to reflect the architectural prowess of its imputed designer, A.D. Stenger. The house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2017-0122  
LOCATION: 400 Ridgewood Rd.



1" = 172'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



400 Ridgewood Road  
ca. 1965



## OCCUPANCY HISTORY

### 400 Ridgewood Road

City Directory Research, Austin History Center  
By City Historic Preservation Office  
March, 2017

- |         |   |
|---------|---|
| 1992    | Landrum Hickman, owner<br>No occupation listed  |
| 1985-86 | Landrum and Ada Hickman, owners<br>Director, State College and University System  |
| 1981    | Landrum and Ada Hickman, owners<br>Director, State College and University System  |
| 1977    | Joseph E., Jr. and Peggy Franell, owners<br>Assistant business director, University of Texas<br>NOTE: Landrum and Ada Hickman are listed at 3407 Southill Circle; he was the director of the State College and University System. |
| 1973    | Joseph E., Jr. and Peggy Franell, owners<br>Assistant business director, University of Texas  |
| 1968    | Marshall E. and Karen Kuykendall, owners<br>Proprietor, Kuykendall Land Company, 3401-D N. Interregional Highway.<br>NOTE: Joseph E., Jr. and Peggy Franell are not listed in the directory.                                      |
| 1966    | Marshall E. and Karen Kuykendall, renters<br>Proprietor, Kuykendall Land Company, 3401 East Avenue.   |
| 1965    | The address is not listed in the directory.<br>NOTE: Marshall E. and Karen Kuykendall are not listed in the directory)  |

#### **BIOGRAPHICAL NOTES:**

##### **Marshall and Karen Kuykendall (ca. 1965 – ca. 1971)**

Marshall E. Kuykendall was born at St. David's Hospital in Austin in 1932 to Wylie Moore Kuykendall and Alice Hamlett Kuykendall. The Kuykendalls lived at Buda, Texas, where Wylie was a rancher.

The 1940 U.S. Census shows Marshall Kuykendall as the 7-year old son of W.M. and Alice Kuykendall of rural Hays County, Texas. The Kuykendalls owned their home, which was worth \$3,000. W.M. Kuykendall was 41, had been born in Texas, and was a ranchman. Alice Kuykendall was 29, had been born in Texas, and had no occupation listed. Marshall had an older sister, Lamond, 18; and an older brother, Gil, 10. All of the children had been born in Texas.

Marshall E. Kuykendall married Mary K. (listed as Karen in the city directories) in 1959; they divorced in 1974. He married Susan L. Cofer in 1975; they divorced in 1976. He married Janet McCarver in 1977; they divorced in 1981. He then married Betty L. Richardson in 1985.



**Karen Kuykendall** — distinguished [actor](#), prominent hostess, arts leader, cabaret diva, revered wit, longtime real estate agent and mother of three — died at 11:30 p.m. Oct. 31 from complications from cancer of the lungs and spine.

Growing up in Green Pastures, when it was a dairy farm out in the country, Kuykendall, 69, saw her South Austin family home become a restaurant in 1945. She counted among her relatives blacklisted humorist and First Amendment advocate John Henry Faulk (her uncle), Green Pastures Restaurant founder and cookbook writer Mary Faulk Kooch (her mother) and Travis County Attorney Henry Faulk (her grandfather).

Kuykendall acted in scores of plays, especially at Zachary Scott Theatre, including “Angels in America,” “Full Gallop” and “The Rocky Horror Show.” She helped introduce Austin to theatrical cabaret through her Cafe Manhattan shows with stage partner Sterling Price-McKinney, and she served on the boards of many arts groups, including Ballet Austin, Austin Musical Theatre and Conspirare. She sold real estate for many of her close friends, including the late Gov. Ann Richards, and threw soirees in her art-packed Clarksville-area home that attracted admirers from all walks of life. She was among the first inductees into the Austin Arts Hall of Fame.

Receiving a Lifetime Achievement Award from the Austin Circle of Theaters on Oct. 21 before undergoing hospice care, Kuykendall said, “There is no place I feel more at home or more alive than on stage.”

“Fortunately for us, Karen lived by the adage ‘all the world’s a stage’ and she made an unforgettable impact in every arena of Austin life,” said Dave Steakley, artistic director of Zachary Scott Theatre, which has named the stage of its planned new theater after Kuykendall. “Karen embraced theater as a full-contact sport. She was bigger than life because she saw that as her job, and with extravagant physical and vocal flourishes she would tickle our funny bone, drain the last drop of irony from Cole Porter, and move us to the furthest reaches of our heart.”

Born Karen Kooch on Nov. 19, 1937 — one of seven children of Mary Faulk Kooch and Chester Kooch — she was a fifth-generation Austinite. Her father’s family was well-to-do and owned the Kooch & Voss hardware store on Congress Avenue. Both of her parents sang prodigiously, but Kuykendall may have inherited her distinctive social graces from her mother Mary, who opened Green Pastures on Live Oak Street, while the family lived in upstairs quarters.

“Mary was a natural-born party-giver,” said Kuykendall’s sister, Martha Kooch Ward. “She threw parties even as a little girl.”

The family, which forged a long history working with the deaf, ex-convicts and others in need, was proud that its restaurant was open to all races long before federal law required it.

Although descended from staunch Methodists, Kuykendall grew up a Catholic since her mother converted after attending St. Mary’s Academy. Kuykendall attended St. Ignatius School at St. Mary’s, and later attended Dunbarton College in Washington D.C.

In 1958, she married Marshall Kuykendall of the Texas ranching family, who later became a well-known developer and advocate of property owners’ rights. They later divorced.

Even as a young girl, theater romanced Kuykendall, who performed in children’s productions before taking leads in what was then Austin Civic Theatre — now Zachary Scott — in the late 1950s. Her



younger brother, Guich, also caught the acting bug and has pursued a Hollywood career since appearing in Steven Spielberg's "The Sugarland Express" in 1974.

For decades, Kuykendall devoted her sultry voice and witty style to singing what is known as the American Songbook in intimate cabaret settings.

"Karen is probably the first person people think about in Austin when they hear the word cabaret," said Stuart Moulton, director of Austin Cabaret Theatre, "an intimate, glamorous, and seductive celebration of theater and song."

"On the stage as in real life, Karen totally defied convention," said frequent onstage partner Sterling Price-McKinney. "While other performers might feel pressure to emulate the popular idols of the day, she eschewed what she considered an insecure approach. No matter what the role or occasion called for, she always looked inside; personifying herself. And rarely, when she had to stoop to look for inspiration elsewhere, she only stole from the best, taking only the details that suited her particular agenda. Her choice of material, her grasp of it, and the manner in which she conveyed it were nonpareil."

Kuykendall marshaled her social and civic skills for selling real estate as well. "She was intuitive about people and intelligent about situations, which made her a great entertainer and Realtor," said Carrie Bills, owner of Green Mango Real Estate, which employed Kuykendall. "Clients wanted to work with her, not only because she was a very hard worker and brilliant, but so they could be with her. I never met anyone who was not taken by her. I was in love with her from the moment I met her 20+ years ago and created an office for her just so I could be with her."

She was also known for her zingers and even heckled the artists and fans who saluted her during a fundraiser for Zachary Scott's planned Kuykendall Stage just weeks ago.

She is survived by siblings Kenny Kooock, Gretchen O'Boyle, Bill (Guich) Kooock, Tim Kooock, Judy Kooock Strassman and Martha Kooock Ward, as well as her children Marshall Kuykendall, Jr., Mary Alice Naiser and Sarita Kuykendall, and grandchildren Wiley, Jenny, Halie and Kathy.

Memorial services are pending. Memorial contributions can be made to the Karen Kuykendall Stage Fund, care of Zach Scott Theater, 1510 Toomey Road, Austin, 78704, or online at [www.zachscott.com](http://www.zachscott.com).

News story on the death of Karen Kuykendall  
Austin American-Statesman, November 1, 2007

**Karen Kuykendall 1937 - 2007** Karen Kuykendall, a beloved and longtime Austin actress and realtor, made her final curtain call on Wednesday, October 31, 2007. She died at home surrounded by the family she loved deeply. Diagnosed with lung cancer in September 2006, Karen remained upbeat and took on the disease with her ever-present courage, tenacity and legendary wit. Born Mary Karen Kooock on November 19, 1937 as a fifth generation Austinite, she was third of eight children of Chester Louis Kooock and Mary Faulk. The Kooock children were raised at Green Pastures, the historic family home their parents converted into a restaurant that still operates today. Karen attended St. Ignatius Martyr Church School, St. Mary's Academy, and Dunbarton College in Washington, D.C. From the time she could talk and walk, Karen was On Stage. Her official debut was in the Kooock family Christmas Pageant, an annual tradition now in its 67th year. As a young actress with the Children's Theater, she toured Austin grade schools and by the late 1950s, was acting in countless roles with the Austin Civic Theater. Later, Zachary Scott Theatre Center became her theater home where she performed roles in drama, comedy, musicals, one-woman shows and cabaret acts. She could play women of all sorts and even men, as she did in *Angels in America* as the oldest living Bolshevik. Known and adored by fans as Diva Karen, she was a consummate entertainer on and off the stage. She sang in that wonderful husky bass voice, told a story with caustic wit, and delivered one-liners with perfect timing. She had total individuality. Audiences loved her because her esprit and love of acting were contagious. During the 1980s, she formed a special artistic bond with Sterling Price-McKinney, a talented composer and collaborator who became a devoted friend. They delighted audiences with their lively and poignant cabaret performances. She was the sultry voice for

Ballet Austin and for many other television and radio commercial spots. She shared her multiple talents of voice work, acting, board service and resources, and especially enjoyed nurturing generations of younger actors. A founding member of Conspirare, Karen was a generous supporter of all of the arts and many other community organizations in her native Austin. This summer, Zachary Scott Theatre announced that the stage in the Center's planned 500-seat theater is to be named "The Karen Kuykendall Stage." When Dave Steakley, ZACH's Artistic Director, came to her house to deliver the news, Karen was, uncharacteristically, speechless. She considered this honor to be one of her greatest. She received the 2007 B. Iden Payne "Award for Outstanding Contribution to Austin Theatre" presented by the Austin Circle of Theaters. Two of her many other awards include "Best Actress" by the Circle of Theaters and The Austin Chronicle's "Austin's Favorite Diva." In 2004, she was inducted into the Austin Arts Hall of Fame. While acting was her passion, real estate was her important day job. She excelled as one of Austin's top real estate agents with Wilson & Goldrick Realtors. She spent 30 years in the business and was an original member of the Elite 25. Buying a house from Karen was just the beginning of a lasting relationship with great benefits. Gourmet dinners at her house and introductions to her vast array of interesting friends came with the purchase, particularly if a client was new to Austin. She had a penchant for artists and intellectuals, often pairing them with clients. Her own house was a salon filled with a variety of people, art, music, conversation, laughter, good drink and food. She had a gift for friendship and was, as one friend noted, "A woman with the heart and soul of a lioness." Always the life of the party and in demand as a guest, Karen rarely declined a social invitation even if it meant multiple occasions in one evening. After she became ill, the party often moved to Karen's house or else a thoughtful host would send a car to pick-up Karen. Her rich life was filled with many friends and adventuresome travels with them, including the late Governor Ann Richards with whom Karen traveled to Africa, the Grand Canyon, and India. Karen was best defined as a talented artist and hard-working realtor who created a full and inspiring life and as a woman who cherished her family. Her absence will be sorely felt by her three children and their spouses: Marshall Kuykendall Jr. and wife Margaret; Mary Alice Naiser and husband Jerry; Sarita Kuykendall; her four grandchildren: Wylie and Jennie Kuykendall, Haley and Catherine Naiser; her six siblings: Kenneth Kooock, Gretchen O'Boyle, William (Guich) Kooock, Timothy Kooock, Judy Strassman, Martha Kooock Ward; and many cousins, nieces and nephews. The family thanks Karen's many friends and extended family members who cared for her during this past year and profoundly appreciates everyone's acts of kindness. Special thanks to Sterling Price-McKinney for his love and care of Karen, who spent countless evenings playing the piano and keeping watch by her bed until she fell asleep. And, to Debby Torres for her exceptional care during Karen's final three months of life. To paraphrase J. M. Barrie in *Peter Pan*: "How do you get to Neverland?" asked Karen. "Second Star on the right and straight on till morning." So when you wander outside to view the beautiful Texas skies, look to the second star on the right. It will fill you with love for our dear mother, colleague, friend, and magical actress. Visitation will be held Monday, November 5, 2007, from 4:00 p.m. to 7:00 p.m. at the Paramount Theater, 713 Congress Avenue, (512) 472-5411. A Funeral Mass is scheduled at 10:00 a.m., Tuesday, November 6, 2007, at St. Ignatius Martyr Church, 126 W. Oltorf Street, Father Kirby Garner officiating. A private burial will follow. Arrangements under the direction of Weed, Corley-Fish Funeral Home Ltd, 3125 N. Lamar Blvd, (512) 452-8811. A public memorial service honoring Karen's life will be announced at a later time. In lieu of flowers, those who wish to do so may send a contribution to "The Karen Kuykendall Stage" c/o Zachary Scott Theatre Center, 1510 Toomey Road, Austin, Texas 78704 and online at: [www.zachscott.com](http://www.zachscott.com).

Obituary of Karen Kuykendall  
Austin American-Statesman, November 2, 2007

OWNER A. D. Stenger ADDRESS 400 Ridgewood Rd.  
 PLAT 607 LOT 29 BLK 29  
 SUBDIVISION Ridgewood Village  
 OCCUPANCY Res.  
 BLD PERMIT # 95644 DATE 4/28/65 OWNERS ESTIMATE \$15,000.00  
 CONTRACTOR Owner NO. OF FIXTURES 15  
 WATER TAP REC # E-44261 SEWER TAP REC # 44157  
 Frm. res. w/brk. frt. no garage or carport  
 sq.ft. 2,000  
 8-10-72-131157-Joe Franell-remodel exist residence  
 enclose C.P.

Building permit to A.D. Stenger for the construction of this house (1965) and to Joe Franell for the enclosure of the carport (1972)

Lot 29  
BLK 29  
SFC 607

**WATER SERVICE PERMIT**  
Austin, Texas

E. N° 44261  
**INDEXED**  
Date 5-14-65

Received of A. D. Stenger  
 Address 400 Ridgewood Rd.  
 Amount 21.00  
 Plumber 50 Size of Tap 3/4"

Date of Connection 5-6-65  
 Size of Tap Made 3/4"  
 Size Service Made 3/4"  
 Size Main Tapped 2" C.F.  
 From Front Prop. Line to Curb Cock 7'  
 From S Prop. Line to Curb Cock 39'  
 Location of Meter FRONT  
 Type of Box ROUND  
 Depth of Main in St. 3'  
 Depth of Service Line 2'  
 From Curb Cock to Tap on Main 3'  
 Checked by Engr. Dept. KC 5-14-65

No. Fittings	Size	Description
4	3/4"	COPPER
1	3/4"	Cop. Cock
1	3/4"	Cop. to Iron ell
1	3/4"	Cop. to Cop. ell
1	3/4"	Cop. to Iron Coupling
1	3/4"	Cop. to Cop. Coupling
1	3/4"	Angle Stop
1	3/4"	Stop
1	3/4"	Bushing
1	3/4"	Nipples
1	3/4"	Service Clamp
1	3/4"	Valve
1	3/4"	Meter Box
1	3/4"	Lock Lid
1	3/4"	Drain Tile
1	3/4"	Drain Tile Lid
1	3/4"	Stop & Drain
1	3/4"	Job No. 132301-502
1	3/4"	Foreman R. Paul ell

Water service permit to A.D. Stenger for this address (1965)



Nº 44157

Received of A. J. STENGER Date 6-27-65  
Address 400 RIDGEWOOD RE!  
Amount 2.16  
Builder or Owner \_\_\_\_\_ Plumber Jayton  
Lot 34 Block - Subdivision RIDGEWOOD DILL Plat No. 607

Date of Connection	By City	By Plumber	Checked By	Size Main	Depth	Main Assign.	Stub Depth	Prop. Line	Stub Location	Book No.	Paving Cut
<u>5-12-65</u>	<u>50' N of SLL</u>		<u>POWELL</u>	<u>8"</u>	<u>+9" (rock)</u>	<u>31' W of E R</u>	<u>6'</u>	<u>2'</u>	<u>50' N of SLLC</u>	<u>A-5825</u>	<u>IN RIDGEWOOD ROAD</u>

No.	Fittings	Pipe	Size	Price
9		1" corr	2.25	

No.	Wyes	Bends	Reducers	Plugs	Sand	Gravel	Remix	Stoppers	Castings	Other
1		6" corr	1.00							

Labor: 12 - hrs 15.00  
Spuck 1 - hr 1.50  
Hooker 1 - hr 1.50  
Total \$22.32

CHS-565 P.M.D.

Sewer service permit to A.D. Stenger for this address (1965)

OWNER	Joe Franel	ADDRESS	400 Ridgewood Road
PLAT	607	LOT	29-A
			BLK
SUBDIVISION	Ridgewood Village Sec 1		
OCCUPANCY	Bedroom		
BLD PERMIT #	131252	DATE	8-15-72
		OWNERS ESTIMATE	\$2500.00
CONTRACTOR	Al Colwall	NO. OF FIXTURES	
WATER TAP REC #	Exist	SEWER TAP REC #	Exist
Frm addn to rear of residence 180 sq.ft.			

## Building permit to Joe Franell for a frame addition (1972)